

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 18, 2008**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

PRESENT: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright,
Martinez, Gray

ABSENT: Hawkins, R. Valadez

3. Director's Report.
4. Approval of March 4, 2008 Minutes.

1:00 PM – Public Hearing

CONSENT ZONING

Commissioner Gadberry made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak on said cases: item 11, 12, 13, 15, 16, 20 and 21. The motion was seconded by Commissioner Wright.

5. ZONING CASE NUMBER Z2008061 S (Council District 8): The request of Kaufman & Associates, Inc., Applicant, for T & K Young Partners, Ltd., Owner(s), for a change in zoning from "O-2" Office District to "O-2" S Office District with a Specific Use Authorization for a Day Care Facility and "O-1" Office District on 0.853 acres out of NCB 14714, 12200, 12210, 12226 Huebner Road. Staff recommends approval with condition for 25-foot height restriction.

This case was approved by consent.

The following citizen(s) appeared to speak:

Laura Saher, spoke favor however expressed concerns with traffic issues.

Staff stated there were 27 notices mailed out to the surrounding property owners, 2 returned in opposition and 6 returned in favor and staff received an email from Vance Jackson Neighborhood Association expressing support.

COMMISSION ACTION

CASE TABLED

6. **ZONING CASE NUMBER Z2008076 (Council District 2):** The request of Pulman, Cappuccio & Pullen, LLP, Applicant, for Texas EZ Pawn, L. P., Owner(s), for a change in zoning from "I-1" General Industrial District to "C-2" Commercial District on Lots 1A, 1B, 2A, 2B, 3A, 3B, 13A, 13B, 14A, 14B, 15A 15B, 16A, 16B , Block 4, NCB 6338 and the north 75 feet of Lots 13A, 14A, 15A, and 16A and the north 75 feet of Lots 13B, 14B, 15B and 16B, Block 3, NCB 6337, 316 and 410 North New Braunfels Avenue and 314 Canton. Staff recommends approval.

This case was approved by consent.

Staff stated there were 39 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Jefferson Heights Neighborhood Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,
Gray

NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2008098 CD (Council District 5):** The request of Salah Diab, Applicant, for Merida & La Chapelle, Ltd., Owner(s), for a change in zoning from "I-2" Heavy Industrial District to "C-2" CD (CD-Auto Paint and Body) Commercial District with a Conditional Use for an Auto Paint and Body Facility on 0.311 acres out of NCB 2524, 514 Merida Street. Staff recommends approval.

This case was approved by consent.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,
Gray

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2008102 (Council District 5): The request of Bobby J. Perez, Applicant, for NRP Group, LLC, Owner(s), for a change in zoning from "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District to "IDZ" Infill Development Zone District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District on 10.06 acres out of NCB A-14, 1334 S. Flores Street and 243, 249, 301, 305, 311, 315 and 319 E. Cevallos Street. Staff recommends approval.

This case was approved by consent.

Staff stated there were 61 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 16 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray
NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2008106 CD (Council District 4): The request of Salah H. Diab, Applicant, for Milton Zaiontz, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" CD (CD- Mini-Warehouse - over 2.5 acres) Commercial District with a Conditional Use for a Mini-Warehouse - over 2.5 acres on Parcel 3, NCB 15228, Ray Ellison Boulevard, east of Southwest Loop 410. Staff recommends approval pending Plan Amendment.

This case was approved by consent.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and People Active in Community Effort (PACE) is in favor. Staff mailed 34 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

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AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,
Gray
NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2008087 CD (Council District 10):** The request of Brown, P. C., Attorney at Law, Applicant, for Bulverde Industrial Partners, Ltd., Owner(s), for a change in zoning from "C-3" General Commercial District to "C-3" CD (CD-Warehouse) General Commercial District with a Conditional Use for a Warehouse on 1.486 acres out of NCB 18890, 14803 Bulverde Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,
Gray
NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2008101 (Council District 9):** The request of Kimberly Smith, Applicant, for Jim and Kimberly Smith, Owner(s), for a change in zoning from "O-1" Office District to "I-1" General Industrial District on Lot 52, Block 1, NCB 12048, 927 Clydeville Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

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AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,
Gray
NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2008103 (Council District 2): The request of Benjamin G. Lopez, Sr., Applicant, for Benjamin G. Lopez, Sr., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "I-1" General Industrial District on Lots 11 and 12, Block 1, NCB 15732, 140 and 144 Remount Drive. Staff recommends approval.

This case was approved by consent.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Park Village Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,
Gray
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

13. ZONING CASE NUMBER Z2008059 CD S ERZD (Council District 8): The request of Kyle Seale Crossing, Ltd., Applicant, for Vernon and Maria Griffith, Owner(s), for a change in zoning from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "O-1" S ERZD Office Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot and "R-6" CD S ERZD (CD-Non-Commercial Parking Lot) Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Non-Commercial Parking Lot and a Specific Use Authorization for a Non-Commercial Parking Lot within the Edwards Recharge Zone on Lots 6 and 8, Block 4, NCB 14759, 7535 West Loop 1604 and 999 Red Robin Road. Staff recommends approval.

Andy Guerrero, representative, proposing a parking lot employees for the existing medical building.

The following citizen(s) appeared to speak:

Chris Beal, spoke in favor.

Elyzabeth Earnley, spoke favor.

Staff stated there were 15 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor and no response from Hills and Dales Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval with SAWS and Staff's recommendations.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,

Gray

NAY: None

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2008085 CD S ERZD (Council District 9):** The request of RAD Investments, Inc., Applicant, for RAD Investments, Inc., Owner(s), for a change in zoning from "C-1" ERZD Light Commercial Edwards Recharge Zone District to "C-2" CD S ERZD [CD-Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted)] Commercial Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted) and a Specific Use Authorization for a Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted) within the Edwards Recharge Zone on 0.5869 acres out of Parcel 25B, NCB 18218, Stone Oak Parkway between U.S. Highway 281 and Bulverde Road. Staff recommends approval.

Jamie Fehlis, applicant, proposing a small animal veterinary clinic.

The following citizen(s) appeared to speak:

Elyzabeth Earnley, spoke in opposition.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Myers to recommend approval with 67% impervious cover.

Commissioner Gadberry stated he would like to add a friendly amendment to excluded the 67% impervious cover.

Commissioner Wright and Commissioner Myers accepted.

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AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray
NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2008061 S (Council District 8): The request of Kaufman & Associates, Inc., Applicant, for T & K Young Partners, Ltd., Owner(s), for a change in zoning from "O-2" Office District to "O-2" S Office District with a Specific Use Authorization for a Day Care Facility and "O-1" Office District on 0.853 acres out of NCB 14714, 12200, 12210, 12226 Huebner Road. Staff recommends approval with condition for 25-foot height restriction.

Lucy Peveto, representative, proposing a daycare.

The following citizen(s) appeared to speak:

Laura Saher, spoke favor however expressed concerns with traffic issues.

Frank Tuttle, spoke in favor however expressed concerns with traffic issues.

Staff stated there were 27 notices mailed out to the surrounding property owners, 2 returned in opposition and 6 returned in favor and staff received an email from Vance Jackson Neighborhood Association expressing support.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval with a condition for 25-foot height restriction and lighting trespass would be limited on to adjacent properties by using 90 degree cut off fixtures and hours of operation being not exceed 6am til 7pm.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray
NAYS: None

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2008090 (Council District 6): The request of Jaime & Adela Ramirez, Applicant, for Jaime & Adela Ramirez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 21, Block 2, NCB 18287, 7600 Block of Potranco Road. Staff recommends approval.

Adela Ramirez, owner, proposing commercial development.

The following citizen(s) appeared to speak:

Katherine Klonek, spoke in opposition.

Lawrence Pisani, spoke in opposition.

Stacey Sylman, spoke in opposition.

Staff stated there were 28 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Gadberry to recommend a continuance until April 1, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Myers, Wright, Martinez, Gray

NAYS: None

THE MOTION CARRIED

17. **ZONING CASE NUMBER Z2008104 (Council District 4):** The request of Robert Villarreal, Applicant, for Eric Morales, Owner(s), for a change in zoning from "I-2" Heavy Industrial District to "C-3" General Commercial District on a 0.4028 acre tract of land out of Lot 6, Block 4, NCB 8780, 3441 S. W. Military Drive. Staff recommends denial.

Andy Guerrero, representative, would like to amend his request to "C-2" CD for auto sales with full service repair.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Quintana Community Neighborhood Association. Staff mailed 56 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Myers and seconded by Commissioner Wright to recommend approval.

AYES: Robbins, Westheimer, Gadberry, Myers, Wright, Martinez, Gray

NAY: J. Valadez

ABSTAIN: Sherrill

THE MOTION CARRIED

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Myers and seconded by Commissioner Wright to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,
Gray

NAYS: None

THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2008097 (Council District 4):** The request of M. F. H. Inc., Applicant, for M. F. H. Inc., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on Lot 23, Block 5, NCB 15414, 505 Tarasco Street. Staff recommends approval.

Albert Belton, representative, would like to request a continuance until April 15, 2008 to meet with the neighborhood association.

The following citizen(s) appeared to speak:

John Boswell, spoke in support of the continuance.

Staff stated there were 47 notices mailed out to the surrounding property owners, 4 returned in opposition and 0 returned in favor and no response from Rainbow Hills Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Myers and seconded by Commissioner Robbins to recommend a continuance until April 15, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,
Gray

NAY: None

THE MOTION CARRIED

19. **ZONING CASE NUMBER Z2008099 (Council District 1):** The request of B & C Conner Group, L. L. C., Applicant, for B & C Conner Group, L. L. C., Owner(s), for a change in zoning from "I-1" General Industrial District to "C-3" General Commercial District on the north 80.8 feet of Lot 1C, Block 3, NCB 2807, 1601 North Zarzamora. Staff recommends approval.

Charlie Connor, applicant, proposing a convenience store and tavern.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response Prospect Hill Neighborhood Associations.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, Westheimer, Gadberry, Myers, Wright, Martinez, Gray
NAY: J. Valadez

THE MOTION CARRIED

20. **ZONING CASE NUMBER Z2008100 (Council District 6):** The request of Brown, P. C. Attorneys at Law, Applicant, for Hill Country Resort Estates Joint Venture, Owner(s), for a change in zoning from PUD "R-6" Planned Unit Development Residential Single-Family District to "C-3" General Commercial District on 4.168 acres out of NCB 17673, 9800 Block of West Military Drive. Staff recommends denial.

James Griffin, representative, would like to request a continuance until April 1, 2008 to meet with the neighborhood association.

The following citizen(s) appeared to speak:

Robert Craig, spoke in opposition however supports the continuance.

Staff stated there were 33 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Robbins to recommend a continuance until April 1, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez
NAY: None
RECUSED: Gray

THE MOTION CARRIED

21. **ZONING CASE NUMBER Z2008105 (Council District 6):** The request of Westover Hills Development Partners, L. P., Applicant, for Westover Hills Development Partners, L. P., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on P-4, P-5, P-7, and P-7A, NCB 18820, 9600 Block of Westover Hills

Boulevard. Staff recommends denial as requested with an alternate recommendation of "C-2" Commercial District for Parcel 7, Parcel 7A and Parcel 4, and "C-1" Light Commercial District on Parcel 5.

Charles Wiender, representative, would like to request a continuance until April 15, 2008 to meet with the surrounding property owners.

The following citizen(s) appeared to speak:

Lothar Harris, spoke in favor however expressed concerns with traffic issues.

Larry Romo, spoke in favor.

Staff stated there were 79 notices mailed out to the surrounding property owners, 11 returned in opposition and 6 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Robbins to recommend a continuance until April 15, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray

NAY: None

THE MOTION CARRIED

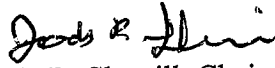
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22. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:18 p.m.

APPROVED:


Jody R. Sherrill, Chair

ATTEST:


Executive Secretary